091.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	992,700 / 992,700
					USE VALUE:	992,700 / 992,700
					ASSESSED:	992,700 / 992,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ENGLISH JEAN A TRUSTEE
Owner 2:	BURGUNDY REALTY TRUST
Owner 3:	
Street 1:	51 WINCHESTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DELUCA THOMAS J -
Owner 2:	-
Street 1:	6 ANNIVERSARY WAY
Twn/City:	BILLERICA
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,904 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Wood Shingle Exterior and 2160 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9904.000	490,700		502,000	992,700
Total Card	0.227	490,700		502,000	992,700
Total Parcel	0.227	490,700		502,000	992,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.58 | /Parcel: 459.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58859

GIS Ref

GIS Ref

Insp Date 03/30/09

PREVIOUS ASSESSMENT

Parcel ID 091.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	490,700	0	9,904.	502,000	992,700	992,700	Year End Roll	12/18/2019
2019	101	FV	366,100	0	9,904.	509,200	875,300	875,300	Year End Roll	1/3/2019
2018	101	FV	366,100	0	9,904.	380,100	746,200	746,200	Year End Roll	12/20/2017
2017	101	FV	366,100	0	9,904.	344,200	710,300	710,300	Year End Roll	1/3/2017
2016	101	FV	366,100	0	9,904.	329,900	696,000	696,000	Year End	1/4/2016
2015	101	FV	351,500	0	9,904.	279,700	631,200	631,200	Year End Roll	12/11/2014
2014	101	FV	351,500	0	9,904.	265,300	616,800	616,800	Year End Roll	12/16/2013
2013	101	FV	351,500	0	9,904.	252,400	603,900	603,900		12/13/2012

!7422!

PRINT

Date	Time
12/10/20	22:03:41

LAST REV

Date	Time
08/22/16	10:28:19
ekelly	
7422	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELUCA THOMAS J	1393-10		11/23/2010		615,000	No	No		
LEKAKOS JOANNA,	1388-44		8/4/2010	Change>Sale	350,000	No	No		
LEIDNER MARK ST	1315-122		2/17/2006		420,000	No	No		
KEENAN JOSEPH W	1244-60		10/30/2001	Family	328,000	No	No		
	563-109		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	824	Redo Kit	46,700		7/14/2015			Rebuild existing 1
11/16/2010	2280	Demo Poo	4,000					
8/2/2010	932	Addition	75,000					ADD SFL TO RANCH
2/26/2003	118	Redo Bat	3,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2011	Info Fm Prmt	BR	B Rossignol
3/30/2009	Measured	197	PATRIOT
7/30/2006	MLS	HC	Helen Chinal
1/19/2002	MLS	MM	Mary M
4/24/2000	Meas/Inspect	270	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58859
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9904		Sq. Ft.	Site		0	70.	0.72	5									501,983						502,000	

Total AC/HA: 0.22736 | Total SF/SM: 9904 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 501,983 | Spl Credit | Total: 502,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25763893
Const Adj.:	0.99989998
Adj $ / SQ:	157.189
Other Features:	114758
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514350
Depreciation:	23660
Depreciated Total:	490690

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

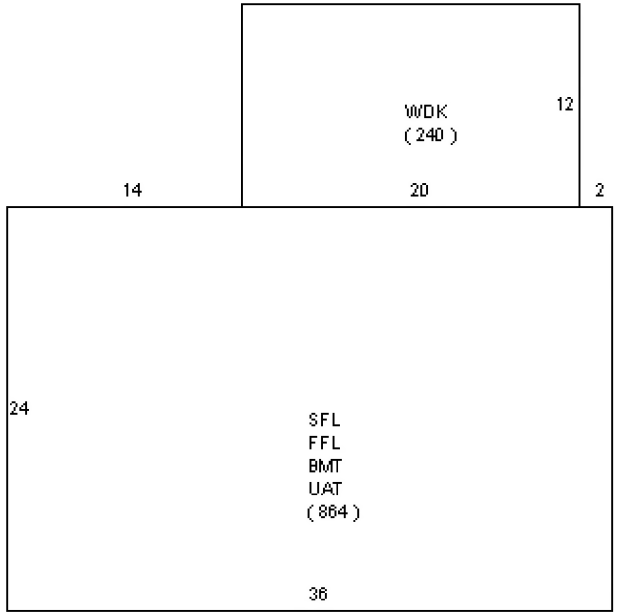
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.91
Special Features:	0	Val/Su Net:	160.99
Final Total:	490700	Val/Su SzAd	283.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	75.450	65,189
FFL	First Floor	864	157.190	135,811
SFL	Second Floor	864	157.190	135,811
WDK	Deck	240	10.170	2,440
UAT	Upper Attic	216	62.880	13,581
	Net Sketched Area:	3,048	Total:	352,832
Size Ad	1728	Gross Are	3696	FinArea 2160

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	